

**Subject:** RE: 1330 Pico - HPOZ Motion  
**From:** Joel Miller <jmiller@psomas.com>  
**Date:** 2/20/18, 7:37 AM  
**To:** Gerald Gubatan <gerald.gubatan@lacity.org>  
**CC:** Paul Garry <paul.garry@psomas.com>, Dave Garcia <david@sandstoneproperties.com>

Good morning, Gerald.

Enclosed is a revised Motion that includes the suggestion made by Ken. Ken seems to want the Motion to exclude the green language. He also suggested including the red language. Note that I included the red language in two places. You can choose one of the two.

Once you've prepared the final motion, would you please email it to me for our records.

With this modest change, we should be ready to proceed. Do you think CM Cedillo can bring it to Council on Friday?

Regards,

Joel

**Joel B. Miller, AICP, LEED AP**  
**PSOMAS** | *Balancing the Natural and Built Environment*

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**From:** Gerald Gubatan [mailto:gerald.gubatan@lacity.org]  
**Sent:** Friday, February 16, 2018 12:36 PM  
**To:** Joel Miller <jmiller@psomas.com>  
**Subject:** Re: 1330 Pico - HPOZ Motion

Joel,

I am sharing feedback from Ken - Would you like to take a stab at another edit to capture his comments?

You had alot of text in the original which I had taken out but you can go back and reinsert any relevant info as needed and feel free to move things around...

Thanks,

Gerald

"Gerald,

Thanks for sharing this draft motion with us. Generally, it looks quite good. Our only concern may be that it reads as though the justification for removing this property from the HPOZ is that the building lacks architectural significance and was built outside the Period of Significance, when in actuality, we felt it was justified to be removed to correct an error made during the adoption. The motion could include language to indicate that a review of the HPOZ adoption materials showed that the main commercial corridors were excluded from the HPOZ by intent, with the recommendation that a less restrictive zoning tool to protect those corridors' overall character be considered at a later date. Hope that's helpful.

Ken"

Gerald G. Gubatan  
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On Thu, Feb 15, 2018 at 8:54 AM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

Gerald,

Please see the enclosed. I didn't change any of the wording, but I think the motion reads better by shifting paragraphs around. I consider this a non-substantive change. If the change means having to go back to the CLA, just ignore my suggestion. Saving time is more important.

Thank you,

Joel

Joel B. Miller, AICP, LEED AP  
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From: [RICOH\\_LA27@PSOMAS.COM](mailto:RICOH_LA27@PSOMAS.COM) [mailto:[RICOH\\_LA27@PSOMAS.COM](mailto:RICOH_LA27@PSOMAS.COM)]  
Sent: Thursday, February 15, 2018 8:50 AM  
To: Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)>  
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— Attachments: —

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